TILTON PLANNING BOARD
Meeting Minutes – October 27, 2009

Members Present:  Mike Curley – Vice Chair, Deana Cowan, Robert Haberman, Katherine Dawson, Ex Officio

(Members not present: Sarah Paratore and Nick Canzano)

Others Present: James Blackie and John Bernard

AGENDA

6:30 p.m.  Call to Order
       Minutes of the September 22 & October 13, 2009
       Correspondence, any other business

6:35 p.m.  Case #09-13  Site Plan Review for Lochmere Market Place.  Applicant James Blackie is proposing to open a market to sell antiques and craft items in the building which formerly house a hardware store. Property is located at 496 Laconia Rd, Tilton, NH 03276 in the Mixed Use District. Tax map R10 Lot 7B.

Meeting

6:30 p.m.  Meeting called to order.

Minutes:

The Vice Chair asked if the members had reviewed the minutes of October 13 and if there were any changes or omission. K. Dawson requested that the minutes to be change from meeting minutes to workshop minutes.

Motion made by M. Curley to accept the minutes of October 13 with the noted change, 2nd by R. Haberman. Vote taken and approved.

Minutes of Sept 22, 2009 meeting will need to be reviewed and approved at the next meeting.

Correspondence:

• WRSD plans for energy upgrade, retrofit plan for construction of bio mass energy plant. Preliminary site plans and information on air emission. The plant includes a 65 ft chimney equipped with multi cyclone scrubbers.
• Sustainable Land Development Today (October 2009)
• Letter to Cheryl Somma from Conservation Committee that the proposed location for the bio mass plant facility near or within retention pond.
• DES – Draft permit for wood-fired boiler SAU #59 WRSD
• The Source – Fall 2009 edition
• LGC – brochure – Publication catalog
DES – Minimum Impact Expedited Permit Application for Clement Dam Hydro, LLC to repair/replace shoreline stabilization from erosion control.

6:35 p.m. Case #09-13 Site Plan Review for Lochmere Market Place. Applicant James Blackie is proposing to open a market to sell antiques and craft items in the building which formerly house a hardware store. Property is located at 496 Laconia Rd, Tilton, NH 03276 in the Mixed Use District. Tax map R10 Lot 7B.

M. Curley reviewed the application it appears to be substantially complete. M. Curley made a motion to accept the application, 2nd by K. Dawson. Vote taken motion passed to accept the application.

James Blackie here representing PK Zylar are interested in leasing the former Lucky Lenny’s Hardware building to sell antiques and craft items. This wouldn’t be at typical type flea market. We would be aiming for upscale neat type market place. The vendors would a certain size area to display their items. The aisles would be wide to meet fire safety standards.

There is a real need for this type of business as places like Burlwood closed this year.

We would like to have food vendors and are aware that they would need a hawkers and vendors license. Also would like to have dancers/dancing in the building.

All safety regulations will be met. There is only one bathroom that does meet handicap accessibility in the building.

K. Dawson – need to determine if this building had been abandoned. In the past few years Jack Willey’s did business there and the property has been for sale or lease so the building had not been abandon.

M. Curley questioned the statement Mr. Blackie made concerning dancer/dancing. This type of activity is not permitted in this district it would require a special exception from the ZBA.

K. Dawson – this property has been altered and a full site plan needs to be submitted and reviewed.

Discussion opened to the public:

John Bernard – neighbor to this property thinks this would be a business would be a great fit. There is plenty of parking but the parking needs to be designated.
Discussion to the public closed and reopened to the board.

M. Curley – this requires more of a site plan showing the following:
   1. Drainage – where the water will run off with the elevation of the property.
   2. Lighting – location of all lights which have to be downcast.
   3. Snow Storage – where would the snow be stored?
   4. Parking – where the designated parking area would be.
   5. Updated driveway permit form DOT

Motion made by M. Curley to continue Case #09-13 Lochmere Market Place to December 8, 2009 at 6:35 p.m. Motion seconded by K. Dawson.

Vote taken and approved to continue Case #09-13 to Dec 8, 2009 at 6:35 p.m.

Other Business:

Gray areas should be discussed at the next meeting on Nov. 10, 2009.

Recreation & entertainment:

Recreation only refers to campers. We need to define what type of recreation and entertainment facilities would be allowed

Parking regulations – square footage required. K. Dawson stated a good example would be Riverfront Place.

Definitions for transient and non-dwelling units under 650 sq ft.

Motion Made by M. Curley to adjourn the meeting, seconded by K. Dawson. Vote was taken and approved.

Meeting adjourned at 7:45 p.m.

Minutes prepared by Augusta Marsh, Land Use Coordinator

(Minutes are subject to the review and approval of the Planning Board at the next scheduled meeting.)

*Minutes approved on 1-26-2010.*